



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 22, 2005
STUDY SESSION MINUTES
APPROVED 10-06-2005**

PRESENT: Kevin Osterman, Council Member
E.L. Cortez, Vice Chairman
James Heitel, Commission Member
Michael D'Andrea, Development Member
Michael Schmitt, Design Member
Jeremy A. Jones, Design Member

ABSENT: Kevin O'Neill, Development Member

STAFF: Tim Curtis
Lusia Galav
Al Ward
Tim Connor
Sherry Scott (arrived at 12:30 p.m.)
Bill Verschuren
Kira Wauwie

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilman Osterman at 12:34 p.m. A formal roll call confirmed members present as noted above.

DISCUSSION

CONTINUATIONS

3. 23-DR-2005 Scottsdale Municipal Airport Parking Lot Expansion
4. 10-PP-2005 Whisper Rock Unit 6 - The Estates

CONSENT AGENDA

5. 9-PP-2005 DC Ranch Parcel 2.8

6. 61-DR-2005 DC Ranch Parcel 2.8

No questions or comments were presented.

7. 49-DR-2005 Raintree Mini-Storage

Mr. Ward presented a brief overview of the modifications made to the elevations.

Board Member Jones remarked that the architect has responded quite well to the Board's comments and suggested that the case remain on the agenda.

8. 51-DR-2005 Eagles Pass

Board Member D'Andrea noted the use of a metal awning canopy and queried the possibility that the Architect consider using the trellising that exists in the common area building in lieu of the metal.

Bill Verschuren indicated that he would discuss the suggestion with the Applicant.

9. 59-DR-2005 Park Break Office

Board Member D'Andrea suggested implementation of additional landscaping in front of the building, between the building and the first row of parking. Mr. Verschuren agreed to address the issue with the Applicant. .

In response to an inquiry by Vice-Chairman Cortez regarding case 26-DR-2005, Ms. Galav reported that the case has been removed from the agenda and will not be heard by the Board. The decision was made by Mr. Grant to evaluate the case in terms of a zoning administrator's opinion.

STUDY SESSION

1. **561-PA-2005 Vander Schaff/Beischel Dental Office Remodel
Design Consideration**

Wendy Hardy, Planning Department, presented the case, requesting preliminary feedback on the proposed elevations and architectural elements.

Architect Marty Fifer, Fifer Design Studio addressed the Board. Highlights of the presentation included photos of the existing building and parking lot, and a PowerPoint presentation displaying the proposed architectural elements of the remodeling project. Mr. Fifer briefly addressed proposed changes to the current landscaping.

Board Member Jones stated that the Board encourages creativity and imagination; however, expressed concerns regarding the use of difficult architectural elements that may be difficult to understand. He particularly noted the mass walls used to separate totally unrelated parts of the building and overhangs spaced way above windows that seem to have very little relationship to it. He suggested reviewing the elements with

regard to making it a little simpler and more consistent in approach, by adding common elements that tie the architecture together in an effort to make the building more understandable.

Board Member D'Andrea concurred with Board Member Jones and added that the details are out of the norm from a visual and construct-ability standpoint. He suggested using some of the exterior treatments such as color or eliminating some of the battering of the circular elements, in order to delineate where different things are happening. Some of the elements are a bit more complicated than they need to be.

Board Member D'Andrea requested confirmation that an actual landscape plan would be included in the submittal. Mr. Fifer affirmed.

Board Member Schmitt concurred with comments made by other Board Members as well as concerns expressed by staff. He expressed concerns relative to the location of the entrance of the building and the appearance that there may be an additional entrance. He opined that the building seems overly complex and suggested that continuity from side-to-side would be helpful.

Vice Chairman Cortez noted that this is a difficult project to evaluate from an aesthetic standpoint. He concurred with all of the comments made by fellow Board Members. Subscribing to the philosophy that less is more, he prefers the building as it currently exists. He suggested increasing the openings and putting in some larger glazed openings, as well as adding color to accent the current facade.

Mr. Fifer explained the client's goals.

Board Member Jones offered specific suggestions for connecting the roof and the ground elements.

The study session recessed at 1:02 p.m. for the purpose of holding the regular meeting and reconvened at 1:58 p.m.

Mr. Fifer presented a revised rendering of the project to the Board. Highlights included elimination of the south entryway, simplification of the main entry on the north side of the building, and blending of the circular forms with the rotundas.

Board Member Jones suggested that the curve of the roof could continue to curve around at the end to be a simple and much more emphatic element. The support column could be more oriented towards the curve of the roof.

A discussion ensued upon comment by Board Member Schmidt regarding natural lighting, including further discussion of differences between daylight and glare. Katie Heinz, dental hygienist, addressed the Board.

Board Member D'Andrea suggested that Mr. Fifer investigate where and how to use the circular forms and consider use of alternate colors.

ADJOURNMENT

With no further business to discuss, the study session of the Scottsdale Development Review Board was adjourned at 2:16 p.m.

Respectfully submitted,
A-V Tronics, Inc.